

Sydney Metro

Pitt Street South Overstation Development (PSS OSD)

[I] Landscape design report

State Significant Development. Development Application (SSD DA)

Prepared for : Pitt Street Developer South Pty LTD

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Based on drawings prepared by;
Bates Smart Architects - SSDA Drawings - issued week of the 23rd march
CCP final report

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This report contains supporting information to the SSDA drawing set.

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1.0 executive summary

Landscape draws together aspirations of wellness, amenity and landscape performance within the Over Station Development South by collocating outdoor terraces with communal rooms across the development.

The terrace designs reconciling use, comfort, flexibility, sustainability and provide a connection to urban nature with building systems and design controls. The design conforms to the relevant Apartment Design Guidelines (ADG), and Green Star performance objectives.

1.1 introduction

This report has been prepared to accompany a detailed State Significant Development (SSD) development application (DA) for a residential Over Station Development (OSD) above the new Sydney Metro Pitt Street South Station. The detailed SSD DA is consistent with the Concept Approval (SSD 17_8876) granted for the maximum building envelope on the site, as proposed to be modified.

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning, Industry and Environment (NSW DPIE) for assessment. This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 28 October 2019.

- The detailed SSD DA seeks development consent for the construction and operation of
- New residential tower with a maximum building height of RL 171.6, including residential accommodation and podium retail premises, excluding station floor space
 - Use of spaces within the CSSI 'metro box' building envelope for the purposes of:
 - Retail tenancies;
 - Residential communal facilities, residential storage, bicycle parking, and operational back of house uses
 - Shared vehicle loading and service facilities on the ground floor
 - Landscaping
 - Utilities and services provision.
 - Stratum subdivision (Station/OSD).
 - Integration with the approved CSSI proposal including though not limited to:
 - Structures, mechanical and electronic systems, and services; and
 - Vertical transfers;

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 28 October 2019. Specifically, this report has been prepared to respond to SEARS requirement three 'Design Excellence and Built Form - Landscape Design' summarised in table below.

| SEAR's requirement | description of requirement | section reference |
|---|--|-------------------|
| SEARS 3 Design excellence and built form (Landscape Design) | a) Demonstrate how the landscape design will be integrated into the building design, contributing to design excellence, Ecologically Sustainable Development and building amenity, meeting the recreation needs of residents. b) Provide Landscape Statement considering: i) how residential amenity needs will be met and how planting on structure will be achieved. ii) Safe maintenance access and the impact of microclimatic conditions should be considered for all outdoor spaces. iii) Public domain plans defining extent of works (if any proposed) | 1.2 |

1.2 SEAR’s requirement

a) Demonstrate how:

i) the landscape design will be integrated into the building design.

Within the building landscape is coincident with communal rooms on levels 2, 6 and 35. Immediately welcoming residents to these facilities. Garden terraces signifying communal use and offering a green outlook and choreographed scenography from the interior that also reduces glare, foregrounds views and screens neighbours. Conditioning the interior spaces while inviting residents outside. Externally the landscape offers a variety of spaces for residential recreation and relaxation. Each space responding to adjoining uses, aspect and elevation. Drawing on the materiality and language of the architecture, addressing structure and reconciling building services. Ensuring the landscape is in visual dialogue with the building, materials and planting profiles have been designed for longevity and ease of maintenance, services are accessible and outdoor spaces are set level with the interior to seamlessly extend inside to out.

ii) contributing to design excellence

In the Over Station Development South design excellence is understood in three parts:

- Landscape terraces are coincident with communal rooms and are accessible and welcoming.
- Landscape terraces match habitable space and recreational amenity with substantial areas of planting.
- Landscape elements have been designed for longevity, durability and sustainability.

iii) Ecologically Sustainable Development and building amenity

Building amenity and comfort has been improved by the addition of awnings that mediate the effects of heat and wind on these outdoor terraces.

The integration of planting beds with the building structure allows for substantial planting on levels 2, 6 and 35, providing soil volumes that that support tree growth and vigour on level 6 and overall maximise the water holding capacity of planter bed media to increase resilience of the landscape in urban climatic extremes.

The collection and reuse of rainwater for irrigation contributing to both the viability of the planting and the green credentials of the building. The reduction in pavement areas and the reflected heat and glare from these surfaces, also contributing to a cooler city.

Importantly these landscape terraces also bring residents in contact with nature. Making places of shared habitat with plants, birds, small insects and pollinator species and places to experience natural phenomena- fresh air, light, shadows and the passage of the sun across the sky.

iv) meeting the recreation needs of residents

Level 2
A small garden terrace adjoining the social lounge and co-working space adds to the atmosphere and amenity of this room on level 2. The space to functions as both a viewing garden and an outdoor workspace, where seating and tables are held within the edge of the planting.

Level 6
A wellness and recreational facility at level 6 opens to an immersive green courtyard to the south. The courtyard suited to exercise, yoga practice and small gatherings, while offering a green outlook from the pool and group fitness room.

Level 35
At roof level a rooftop lounge opens to a generously scaled terrace, where shade, lounges, seating and barbeques combine to form an elevated garden that takes in the city skyline, Hyde Park and the harbour landscape. It is a flexible space that caters to both formal and informal use.

b) Provide a landscape Statement considering;

i) how residential amenity needs will be met refer item a above

i) how planting on structure will be achieved

Level 2
A raised edge in combination with set downs in the slab allow for soil depth which supports planting in accordance with the ADG.

Level 6
The courtyard is purposefully aligned with the pool and fitness rooms to provide an easy transition between these rooms, while maximising garden views. The slab is set down from this level accommodating variable soil depths for tree, shrub and groundcover plantings as well as the concentration of pool and building services set below these soil profiles.

Soil depths are designed in accordance with the ADG.

Level 35
Raised planter beds allow for soil depths of 300 - 550mm in accordance with the ADG.

ii) safe maintenance access

On all levels landscape is set inside the balustrade, so there are no areas where fall safety harnessing is required to maintain planting.

Facade maintenance access and operational procedures will be further developed during Design Development

ii) the impact of microclimatic conditions should be considered for all outdoor spaces.

Level 2
As a largely internalised space this terrace garden responds to the low light conditions with lush perennial plantings. Making a desirable open-air breakout or workspace for most of the year.

Level 6
The level 6 terrace is on the southern side of the building limiting natural light to the area for most of the year but in these low light conditions plantings give this space a lush rainforest character.

The building has been designed to respond to the wind environment and calms down draft flows within the courtyard making this a useable and comfortable space. The addition of a copse of trees also tempering wind flows while mediating the visual impact of the Princeton Apartments to the south.

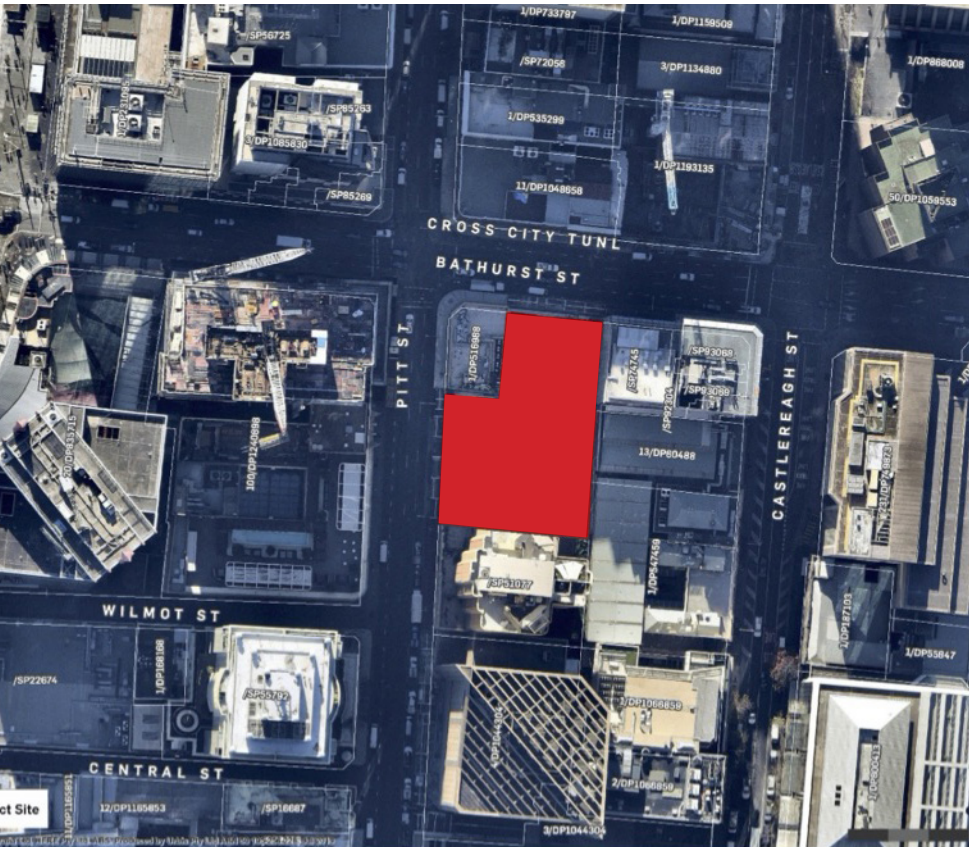
Level 35
A large pergola on the northern extent of the terrace moderates the wind and improves comfort levels for sitting at this elevation.

iii) Public domain plans defining extent of works (if any proposed)
Not applicable

1.3 the site

The site is located within the Sydney CBD, on the corner of Bathurst Street and Pitt Street. It has two separate street frontages, Pitt Street to the west and Bathurst Street to the north. The area surrounding the site consists of predominantly residential high-density buildings and some commercial buildings, with finer grain and heritage buildings dispersed throughout.

The site has an approximate area of 1,710sqm and is now known as Lot 10 in DP 1255507. The street address is 125 Bathurst Street, Sydney.



Location plan

1.4 sydney metro

Sydney Metro is Australia's biggest public transport program. A new standalone railway, this 21st century network will revolutionise the way Sydney travels.

There are four core components:

- Sydney Metro Northwest (formerly the 36km North West Rail Link) This project is now complete and passenger services commenced in May 2019 between Rouse Hill and Chatswood, with a metro train every four minutes in the peak. The project was delivered on time and \$1 billion under budget.

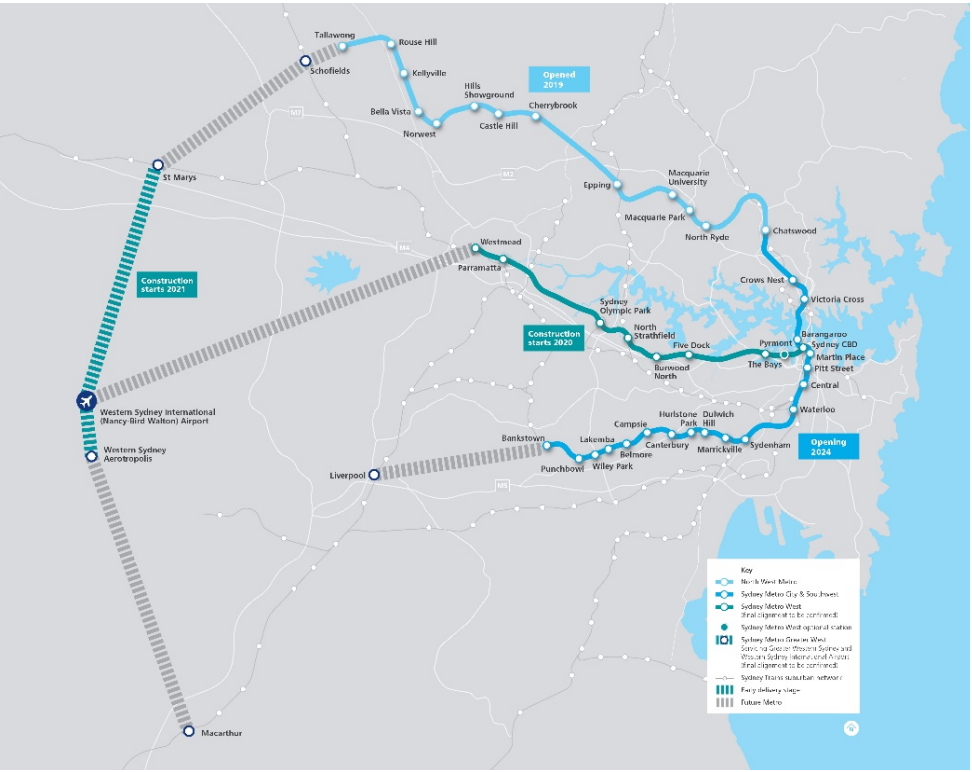
- Sydney Metro City & Southwest Sydney Metro City & Southwest project includes a new 30km metro line extending metro rail from the end of Metro Northwest at Chatswood, under Sydney Harbour, through new CBD stations and southwest to Bankstown. It is due to open in 2024 with the ultimate capacity to run a metro train every two minutes each way through the centre of Sydney. Sydney Metro City & Southwest will deliver new metro stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new underground metro platforms at Central Station. In addition it will upgrade and convert all 11 stations between Sydenham and Bankstown to metro standards. In 2024, customers will benefit from a new fully-air conditioned Sydney Metro train every four minutes in the peak in each direction with lifts, level platforms and platform screen doors for safety, accessibility and increased security.

- Sydney Metro West Sydney Metro West is a new underground railway connecting Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between these two areas, linking new communities to rail services and supporting employment growth and housing supply between the two CBDs. The locations of seven proposed metro stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock and The Bays.

The NSW Government is assessing an optional station at Pymont and further planning is underway to determine the location of a new metro station in the Sydney CBD.

- Sydney Metro Greater West Metro rail will also service Greater Western Sydney and the new Western Sydney International (Nancy Bird Walton) Airport. The new railway line will become the transport spine for the Western Parkland City's growth for generations to come, connecting communities and travellers with the rest of Sydney's public transport system with a fast, safe and easy metro service. The Australian and NSW governments are equal partners in the delivery of this new railway.

The Sydney Metro Project is illustrated in the figure below.



Sydney Metro Alignment Map

source : Sydney Metro

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham project as a Critical State Significant Infrastructure project (reference SSI 15_7400) (CSSI Approval). The terms of the CSSI Approval includes all works required to construct the Sydney Metro Pitt Street Station, including the demolition of existing buildings and structures on both sites (north and south). The CSSI Approval also includes construction of below and above ground works within the metro station structure for appropriate integration with over station developments.

The CSSI Approval included Indicative Interface Drawings for the below and above ground works at Pitt Street South Metro Station site. The delineation between the approved Sydney Metro works, generally described as within the “metro box”, and the Over Station Development (OSD) elements are illustrated below. The delineation line between the CSSI Approved works and the OSD envelope is generally described below or above the transfer slab level respectively.

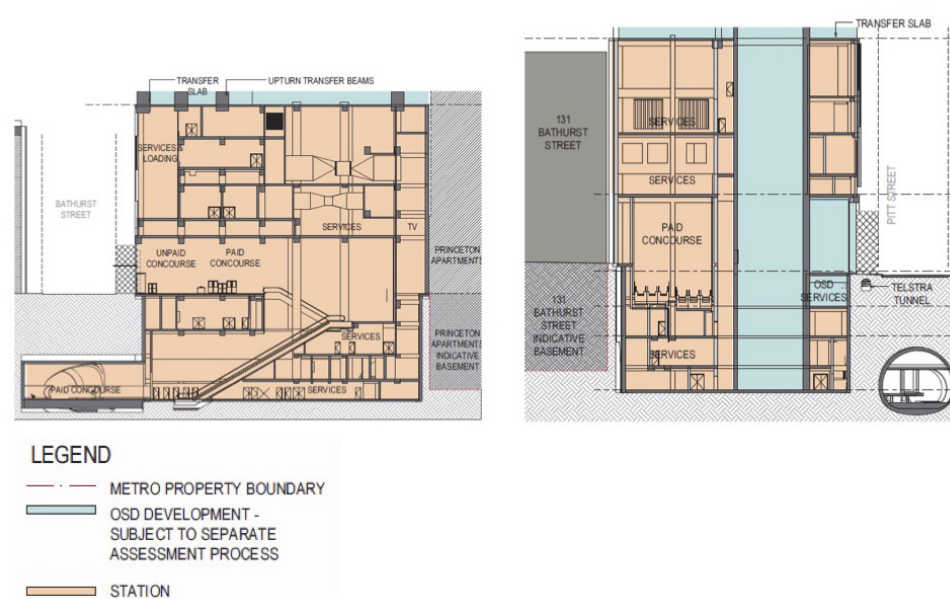
1.5 Pitt Street South Over Station Development (OSD)

Development consent was granted on 25 June 2019 for the Concept Development Application (SSD 8876) for Pitt Street South OSD including:

- A maximum building envelope, including street wall and setbacks for the over station development.
- A maximum building height of RL171.6.
- Podium level car parking for a maximum of 34 parking spaces.
- Conceptual land use for either one of a residential or commercial scheme (not both). NO maximum Gross Floor Area was approved as part of SSD 8876.

The building envelope approved within the Concept SSD DA provides a numeric delineation between the CSSI Approval “metro box” envelope and the OSD building envelope. As illustrated in the figures below, the delineation line between the two projects is defined at RL 58.25 (Level 7).

For the purposes of the Detailed (Stage 2) SSD DA, it is noted that while there are two separate planning applications that apply to the site (CCSI and SSD DA), this landscape design report addresses the full development across the site to provide contextual assessment.



Pitt Street Station (North-South Section)

Pitt Street Station (East-West Section)

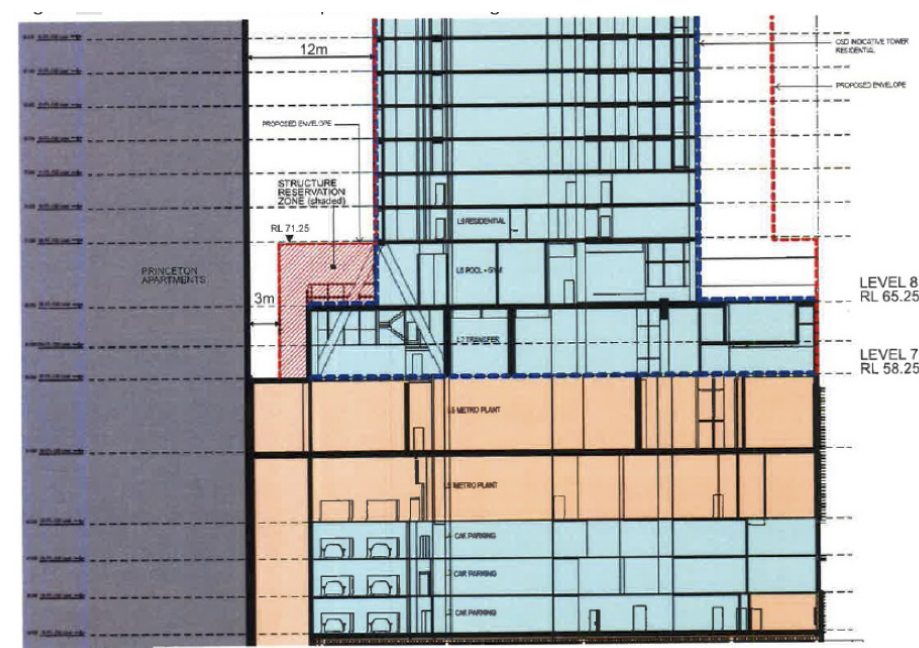
source : CSSI Preferred Infrastructure Report (TfNSW)

The Preferred Infrastructure Report (PIR) noted that the integration of the OSD elements and the metro station elements would be subject to the design resolution process, noting that the detailed design of the “metro box” may vary from the concept design assessed within the planning approval.

As such in summary:

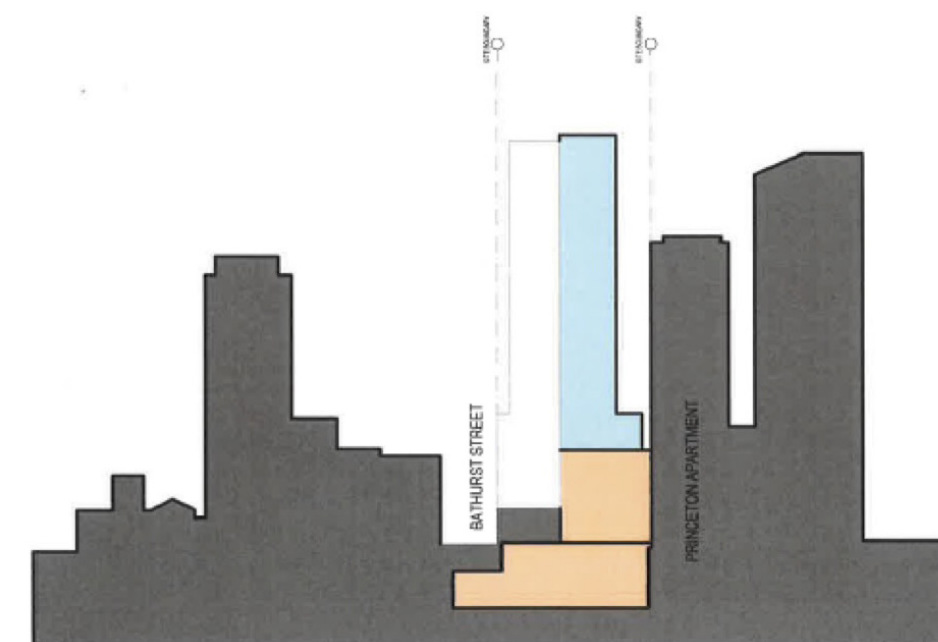
- The CSSI Approval provides consent for the construction of all structures within the approved “metro box” envelope for Pitt Street South.
- The CSSI Approval provides consent for the fit out and use of all areas within the approved “metro box” envelope that relate to the ongoing use and operation of the Sydney Metro.
- The CSSI Approval provides consent for the embellishment of the public domain, and the architectural design of the “metro box” envelope as it relates to the approved Sydney Metro and the approved Pitt Street South Station Design & Precinct Plan.
- Separate development consent however is required to be issued by the NSW DPIE for the use and fit-out of space within the “metro box” envelope for areas related to the OSD, and notably the construction and use of the OSD itself.

As per the requirements of clause 7.20 of the Sydney Local Environmental Plan 2012, as the OSD exceeds a height of 55 metres above ground level (among other triggers), development consent is first required to be issued in a Concept (formerly known as Stage 1) DA. This is described below.



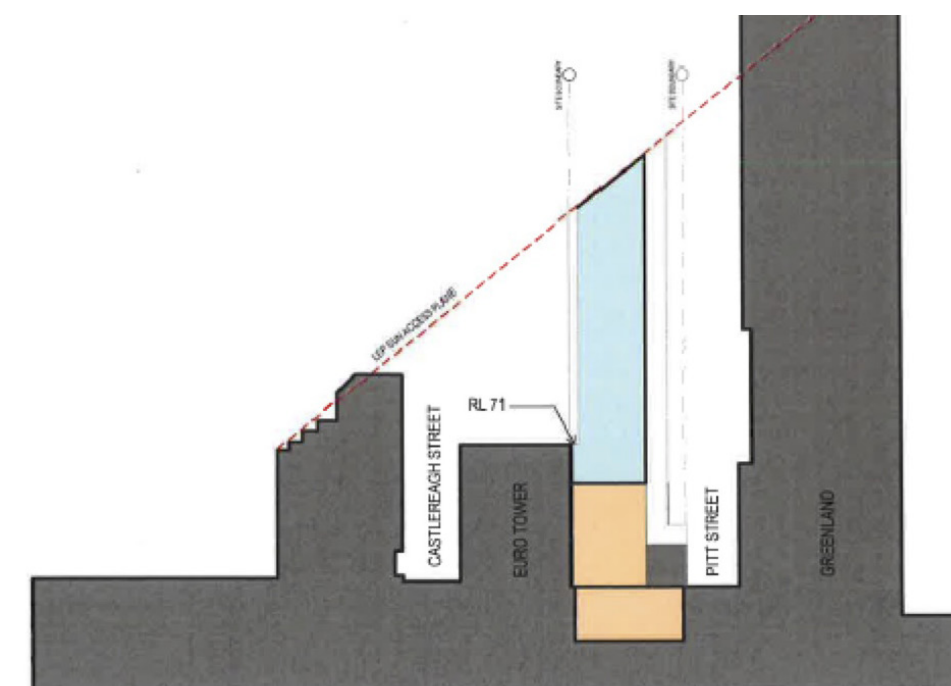
Pitt Street South Concept SSD DA - Building Section

source : SSD 8876 Concept Stamped Plans



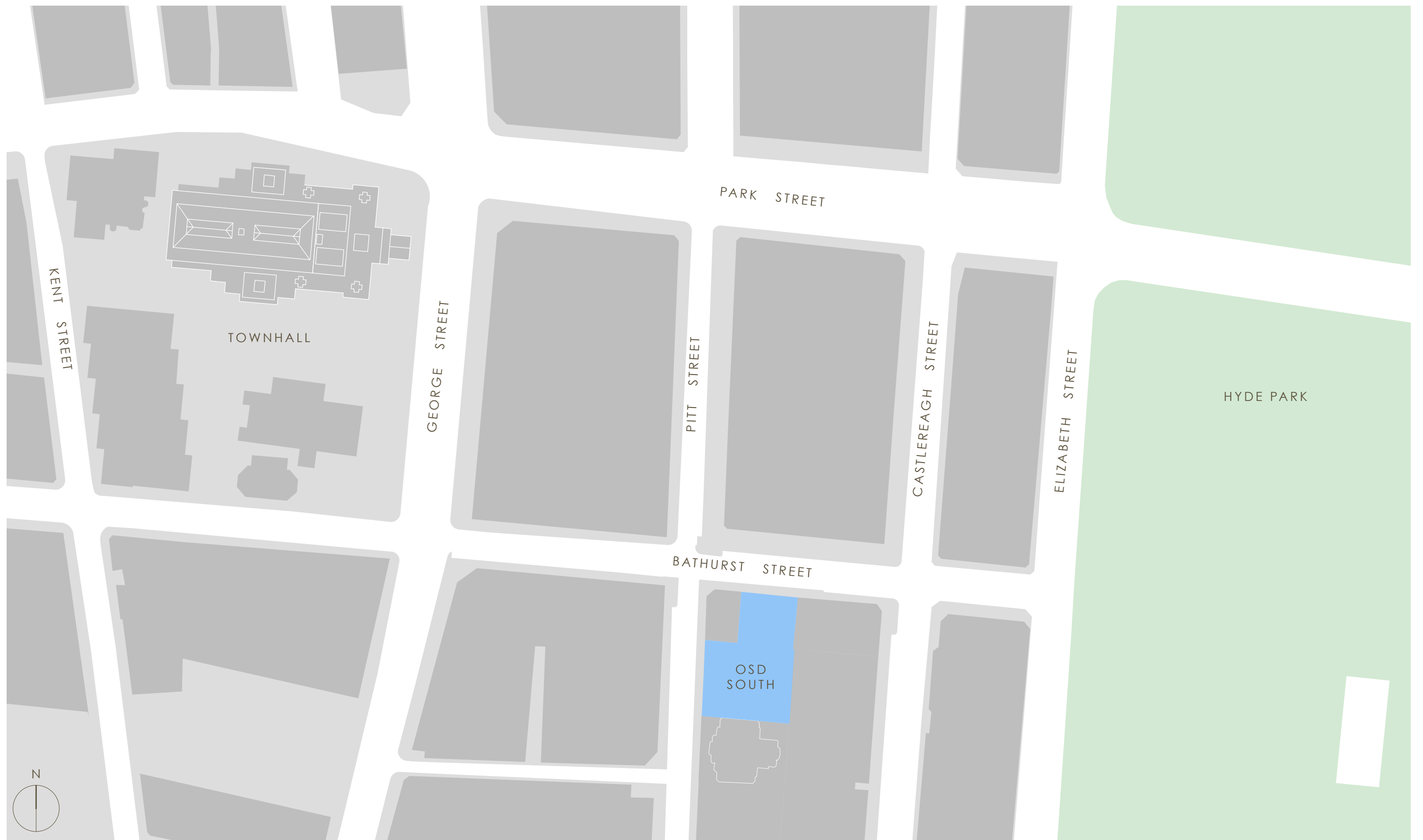
Pitt Street South Concept SSD DA - North South Section

source : SSD 8876 Concept Stamped Plans



Pitt Street South Concept SSD DA - East West Section

source : SSD 8876 Concept Stamped Plans



Landscape context plan

2.0 landscape context

The siting of Pitt St Metro on Park and Bathurst Streets signals the pre-eminence of these cross-city connections and the potential of these streets as future city boulevards. The immediate connections to the City's public spaces, its plazas, parklands and cultural institutions, gives both sites deeper resonance and landscape significance.

The first order issue is to ensure the public domain is clear, legible, safe and comfortable for all. The equal and complementary move is to amplify the sense of landscape within each of the Over Station Developments. Matching urban scale initiatives with smaller site-specific interventions that heighten the contribution of landscape to the life and performance of each building. Giving greater presence to the biotic, the sensate and the ecological within each tower.

2.1 landscape vision

The Pitt Street South Over Station Development is a residential building focused on a new form of city living. The Build to Rent housing model offering high quality, well designed and 5 Star Green Star Rated apartments for rental within the centre of the city. The apartment design matched by a new level of services and residential facilities that bring comfort, convenience and amenity together for down-sizers, international students, professionals young and old, young families, pied a terre living.

It is in these communal spaces that landscape is given a particularity and presence. Adding to the life of these community spaces while returning green open space to the urban landscape.

At level 2 a small garden terrace adjoining the residential lounge and co-working space adds to the atmosphere of this room. A wellness and recreational facility at level 06 culminates with an immersive green courtyard to the south. At level 35 on the roof, a communal dining room opens to a generously scaled terrace, where shade, lounges, seating and barbeques combine to form an elevated garden that takes in the city skyline, Hyde Park and the harbour landscape.

Architecturally the building is closely tuned to its context with the materials palette for the south tower drawing from the neighbouring heritage listed buildings. The distinctive mauve and red hues of the new façade drawn from the distinctive brickwork of the old buildings. This in turn informs the landscape design, materials, palette and planting selection.

3.0 level 02 - concept

A social lounge and co-working space is situated on the second floor where a small outdoor terrace captures afternoon sunlight and views to the handsome MWS&D Board Building, now the Primus Hotel on Pitt Street.

The terrace stretches across the full width of the façade making a garden space parallel with a small meeting room, a wider break out space beside the lounge and a more intimate seating area adjoining the co-working space. Here movable seats and tables are positioned opposite the openings in the façade giving a playful asymmetry to the room and a place where residents can sit and work within this small open-air garden.

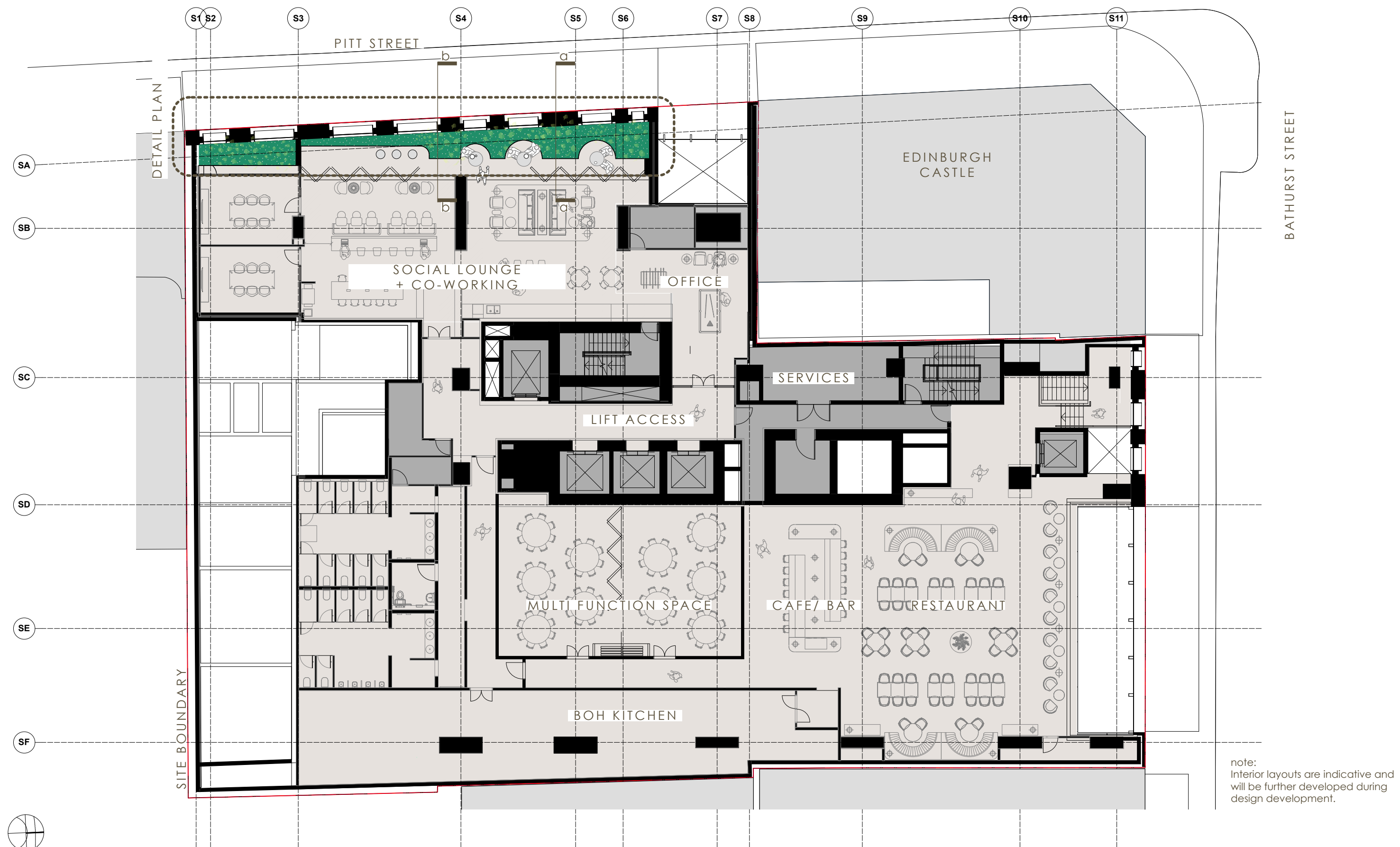
The 3 outdoor spaces giving a sense of visual continuity as well as a particularity that responds to the character of each room.

A raised edge in combination with set downs in the slab allow for a typical soil depth of 500mm which supports lush shade tolerant perennial planting in accordance with the ADG. The planting bed will be irrigated and glazing between the precast concrete panels of the façade will protect planting from low level winds while ensuring balustrade and fall height compliance.

Preliminary Materials Selections

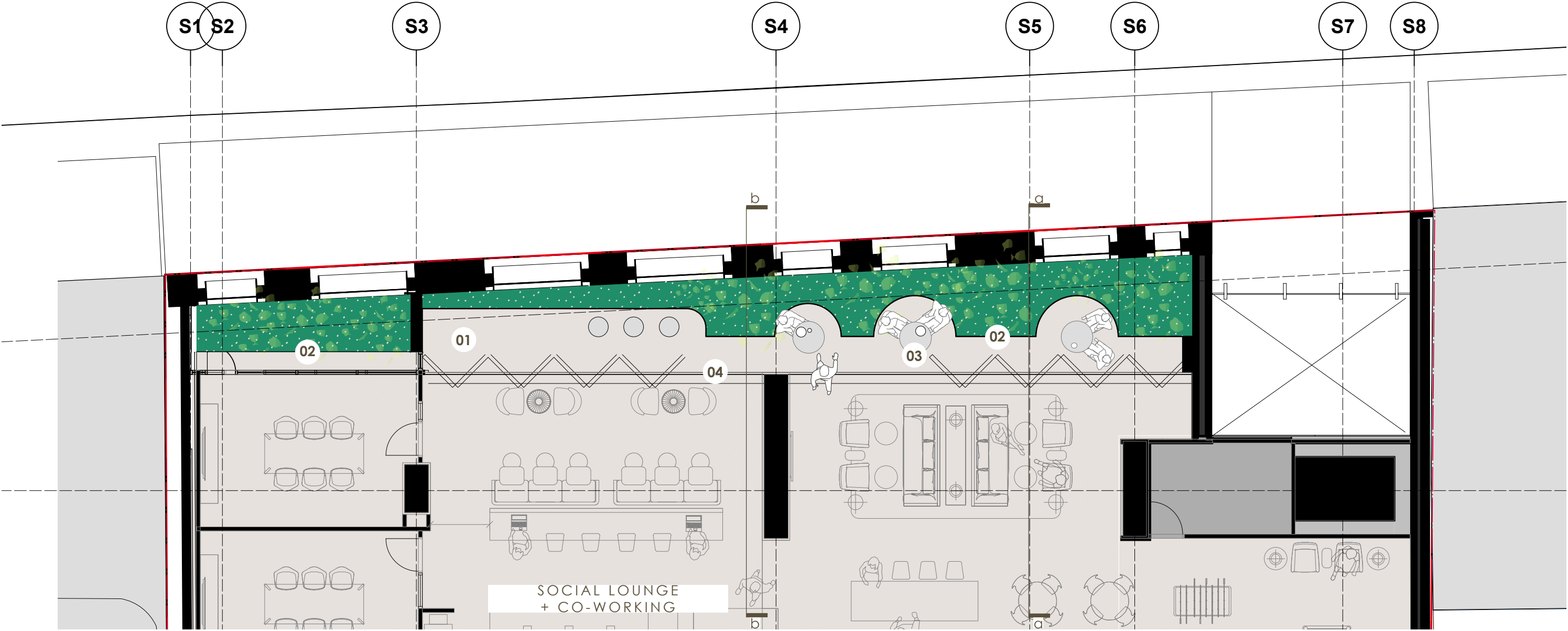
Paving & garden edge-
to be further developed during Design Development phase
Furniture- tables & stools-
to be further developed during Design Development phase
Planting- understorey- lush shade tolerant perennials with hints of brown mauve & white to match the façade

3.1 level 02 - plan



note:
Interior layouts are indicative and
will be further developed during
design development.

3.2 level 02 - detail plan



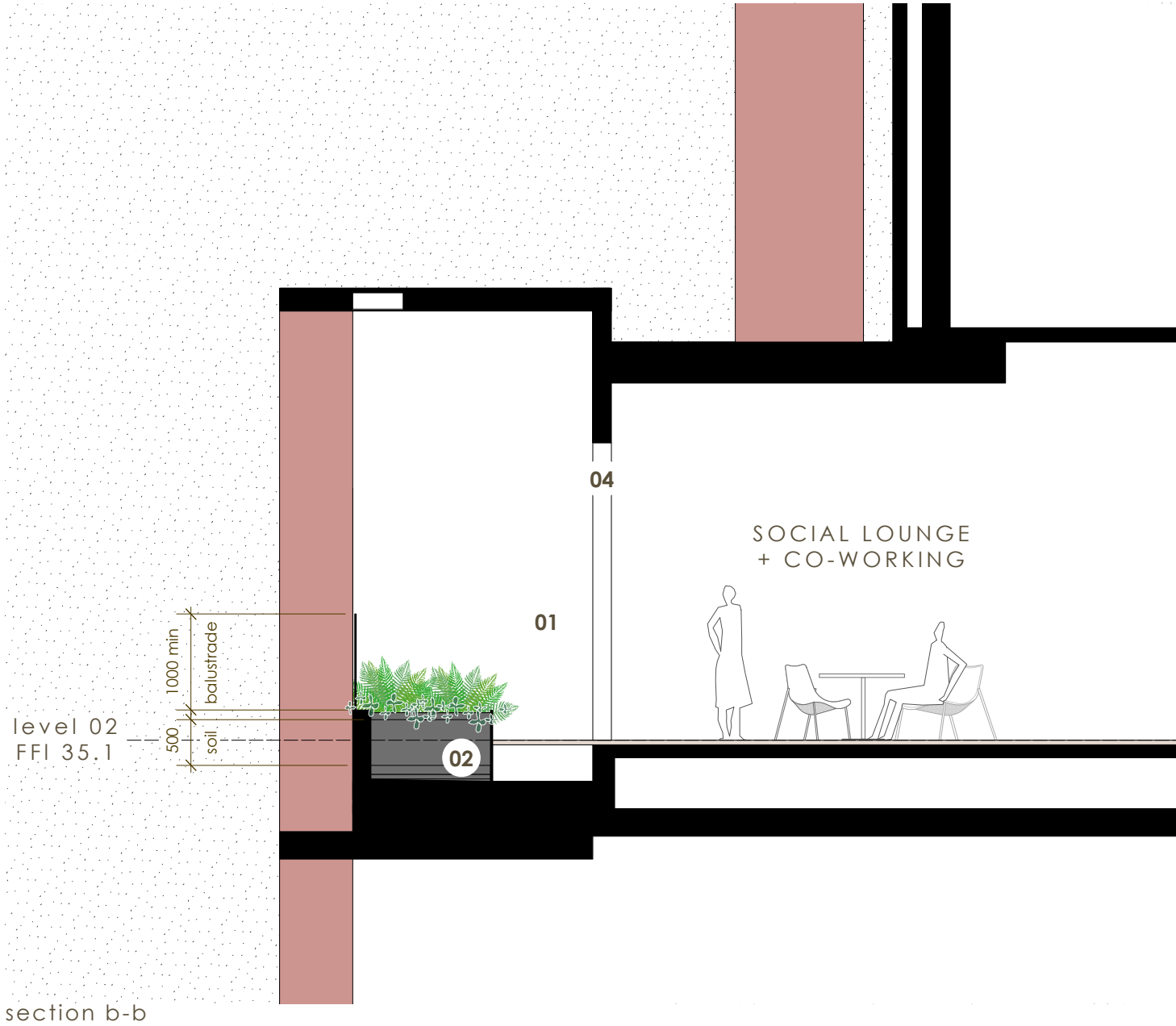
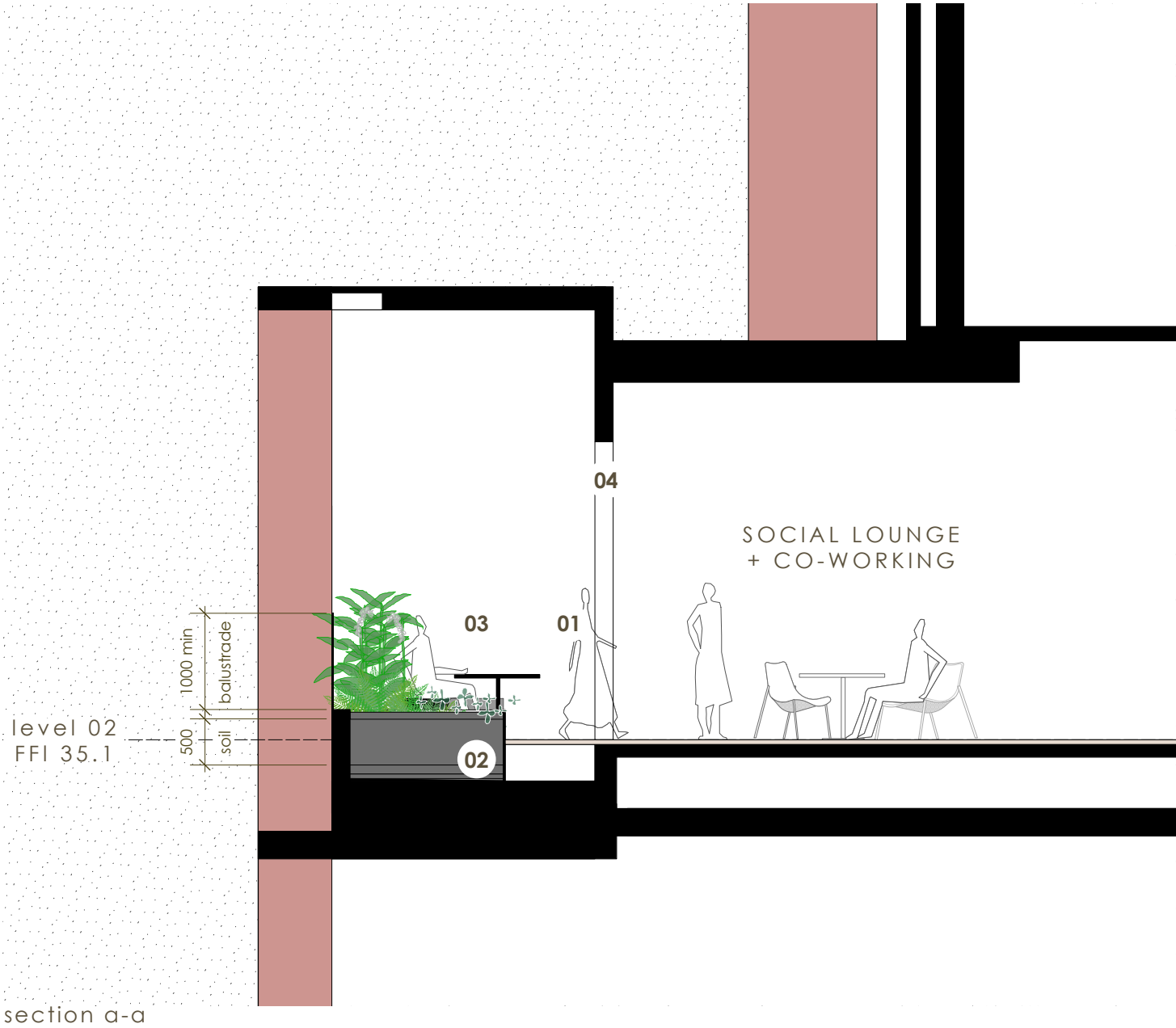
legend

- 1 paved balcony
- 2 low mass planting with a thin built edge provides a green outlook from inside. planting is kept low to retain filtered views across Pitt St

- 3 paved spaces are carved out of the garden for movable seating in alignment with sunlight + breaks in the facade
- 4 glazing line

note :
- soil depth 500mm as per ADG requirements
- interior layouts are indicative and will be further developed during design development.

3.3 level 02 -sections



- legend**

 - 1 paved balcony
 - 2 low mass planting with a thin built edge provides a green outlook from inside. planting is kept low to retain filtered views across Pitt St
 - 3 paved spaces are carved out of the garden for movable seating in alignment with sunlight + breaks in the facade
 - 4 glazing line
- note :

 - soil depth 500mm as per ADG requirements

3.4 level 02 - preliminary materials + precedents



elevated green outlook
durbach block jagers + Aspect



operable windows to green edge
Nishizawa Architects

3.5 level 02 - preliminary planting selection - west facing, enclosed and primarily shady

mass planting



4.0 level 06 - concept

A swimming pool, gym and group fitness rooms designate this level as a residential wellness and recreational space at podium level.

On the southern façade a courtyard extends for the full width of the podium separating the Princeton Apartments from the new tower with a shady garden. Offering a green outlook to the pool and group fitness room which opens directly to this space. Like on level 2, the gym which occupies the south western corner of this floor looks out to the MWS&D Board Building on Pitt Street, with fixed cardio equipment oriented to this view.

An awning along the building edge calms winds within the courtyard making this a breakout space to warm up, cool down and relax, or an overflow space for outdoor yoga or fitness classes, pool parties and special events.

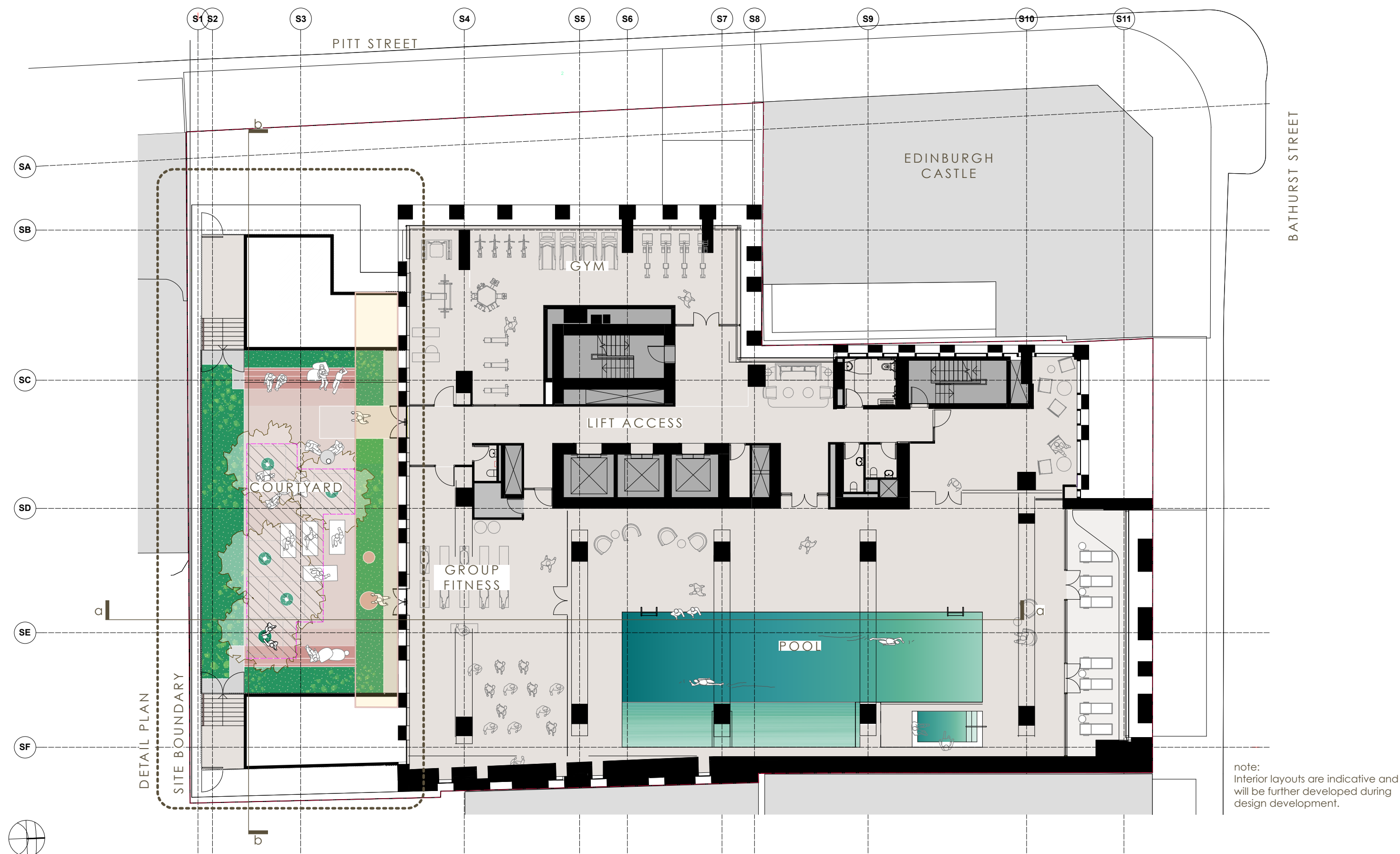
The pool and mechanical plant rooms have been located at the eastern and western edges of this space respectively to reduce the bulk of these elements and large seats positioned at the ends of the courtyard to blinker and separate these services. A copse of Water Gum, Tristaniopsis laurina, often found beside creeks deep within incised sandstone gullies drift across the terrace, filtering views from above, reducing wind flows and improve comfort levels. Lush shade tolerant perennial planting mutes the plant rooms and perimeter parapet and balustrade giving a sense of depth and immersion to this courtyard. Lower planting along the edge of the fitness rooms allowing views from the pool into this space.

In all cases the landscape is irrigated and set flush with terrace levels with set downs in the slab accommodating soil depths in accordance with the ADG. All planting beds are irrigated.

Preliminary Materials Selections

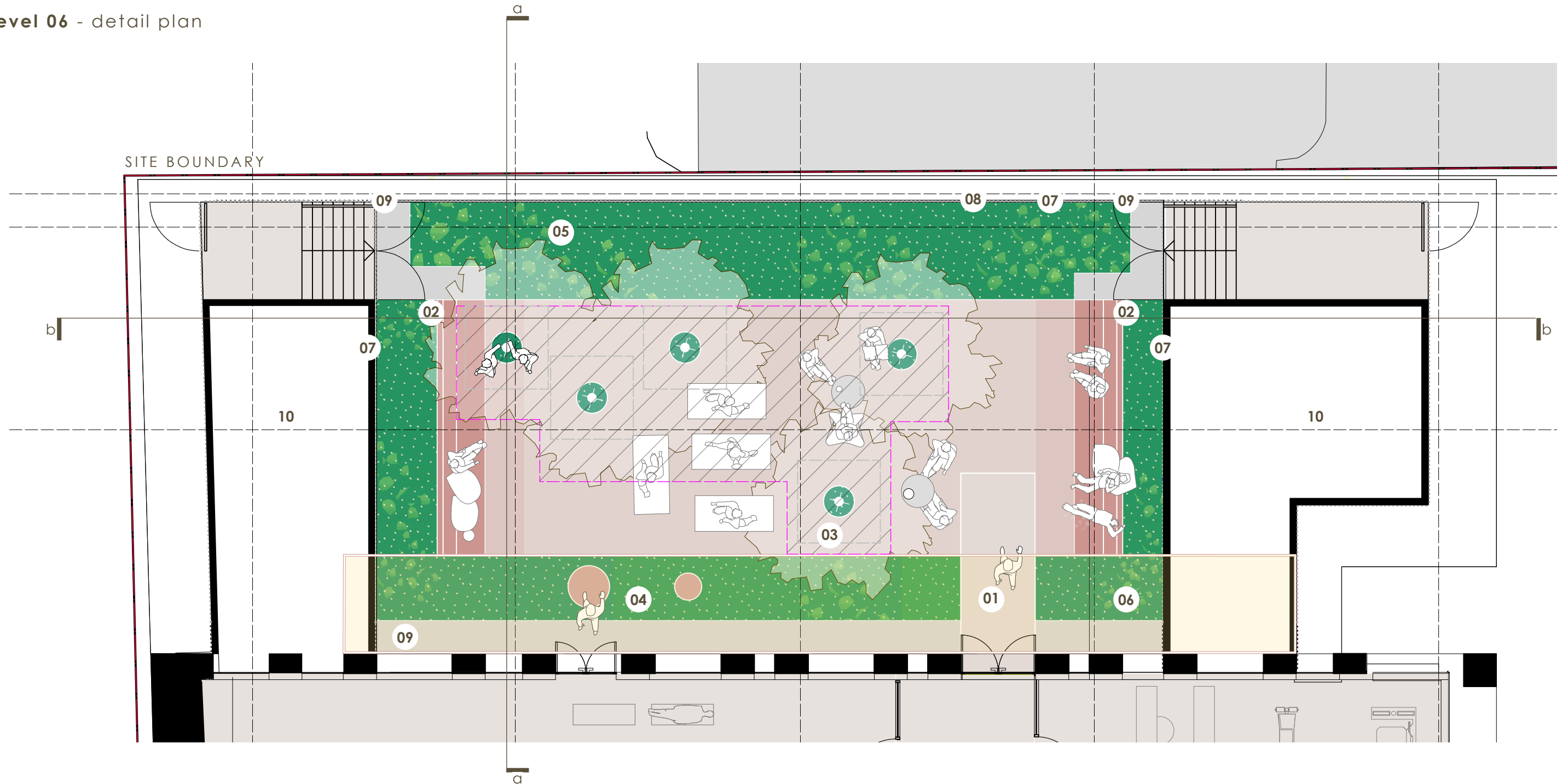
- Paving- to be further developed during Design Development phase
- Seating- to be further developed during Design Development phase
- Southern terrace awning- to architect's detail
- Furniture- stools & tables to be further developed during Design Development phase
- Planting- canopy Watergums Tristaniopsis laurina
- Planting- understorey- lush shade tolerant perennials with hints of brown mauve & white to match the façade

4.1 level 06 - plan



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4.2 level 06 - detail plan



legend

- 1** paved courtyard
movable furniture allows this space to remain flexible, for outdoor fitness and a meditative garden retreat from the internal pool and gym
- 2** large seat for lounging.
an exaggerated backrest add wind protection

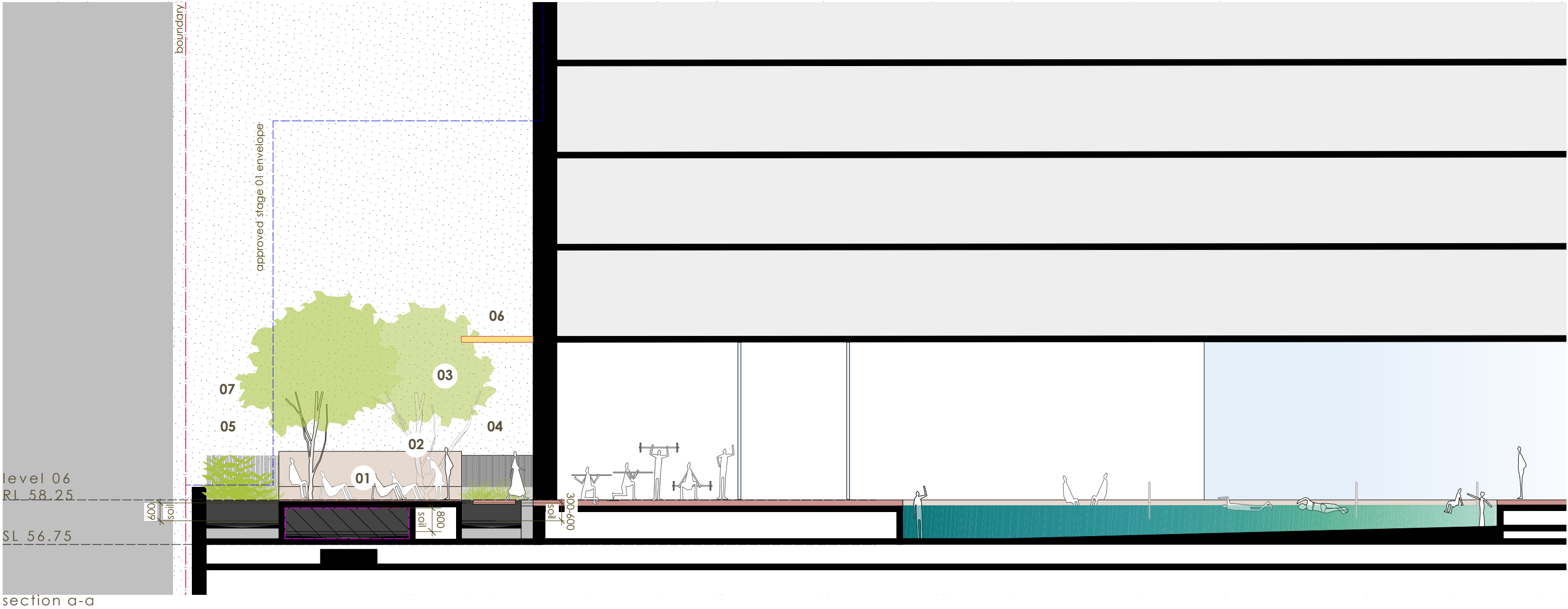
- 3** slender copse of water gums creates a green outlook from the pool terrace, the grove encloses the terrace from both the neighbouring buildings and provides protection from down drafts
- 4** low mass planting + stepping stones allow for access between indoor and outdoor recreation spaces

- 5** mass planting to screen along boundary + in front of the plant rooms
- 6** awning above by architect - shown dashed to protect terrace from building down drafts.
- 7** balustrade marginally extends above the approved building SSDA envelope at the southern edge of the terrace

- 8** parapet approx 450mm above FFL
- 9** gravel maintenance path + concrete stair to plant rooms and facade edge
- 10** plant room by LCI service consultants

note :
 - areas of 800mm soil depth allowing for 9m³ per tree indicated with pink dash and hatch. all other areas to allow for typically 600mm, 300mm min soil depth as per ADG requirements
 - interior layouts are indicative and will be further developed during design development.

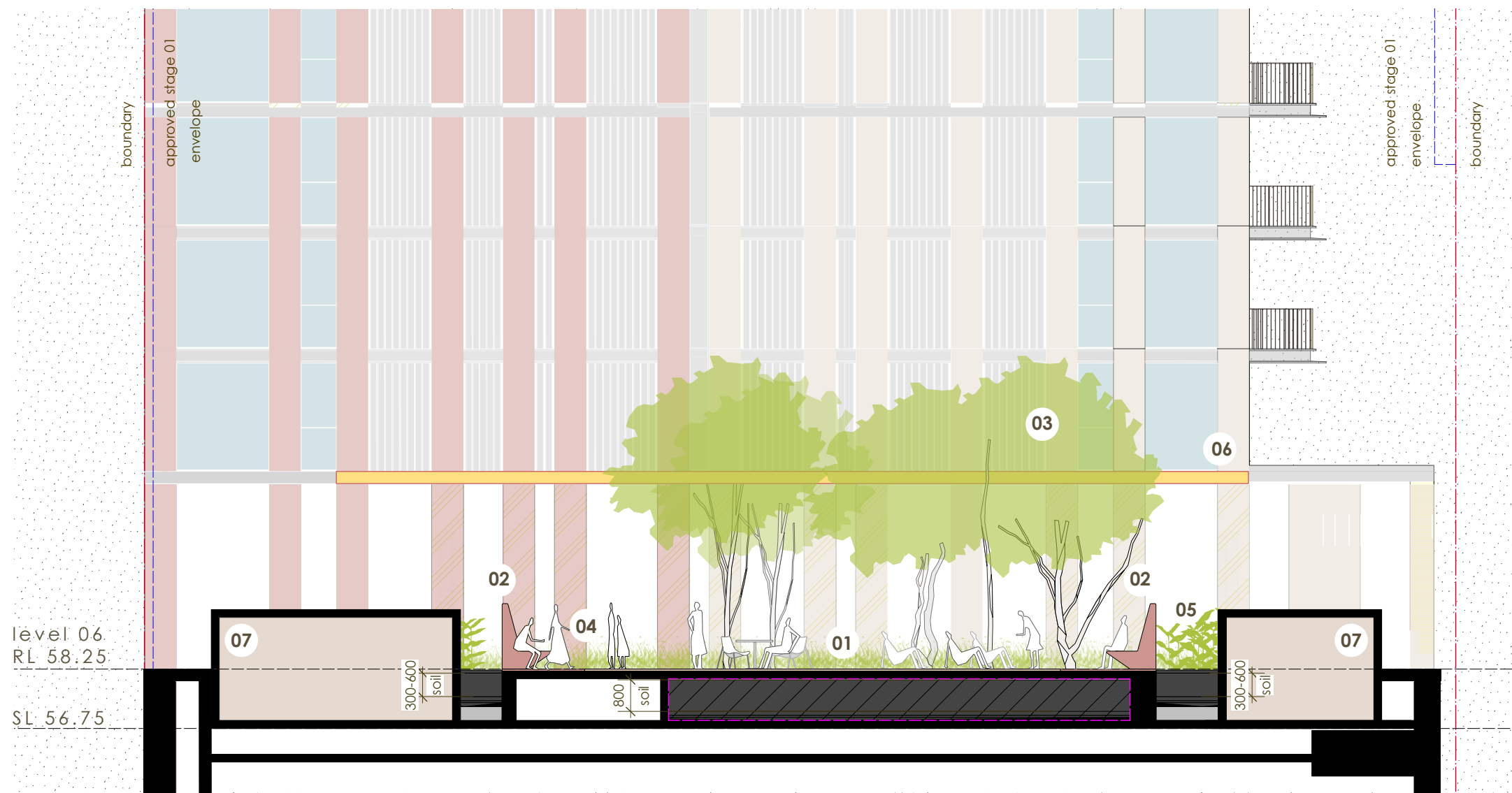
4.3 level 06 - section



legend

- 1 paved courtyard
movable furniture allows this space to remain flexible, for outdoor fitness and a meditative garden retreat from the internal pool and gym
 - 2 large seat for lounging.
an exaggerated backrest add wind protection
 - 3 slender copse of water gums creates a green outlook from the pool terrace, the grove encloses the terrace from both the neighbouring buildings and provides protection from down drafts
 - 4 low mass planting + stepping stones allow for access between indoor and outdoor recreation spaces
 - 5 mass planting to screen along boundary + in front of the plant rooms
 - 6 awning above by architect - shown dashed to protect terrace from building down drafts.
 - 7 balustrade marginally extends above the approved building SSDA envelope at the southern edge of the terrace
- note :
areas of 800mm soil depth allowing for 9m3 per tree indicated with pink dash and hatch. all other areas to allow for typically 600mm, 300mm min soil depth as per ADG requirements

4.3 level 06 - section



section b-b

legend

- 1 paved courtyard movable furniture allows this space to remain flexible, for outdoor fitness and a meditative garden retreat from the internal pool and gym
- 2 large seat for lounging exaggerated backrest add wind protection

- 3 slender copse of water gums create a green outlook from the pool terrace, the grove encloses the terrace from both the neighbouring buildings and provides protection from down drafts
- 4 grasses + stepping stones allow for access between indoor and outdoor recreation spaces

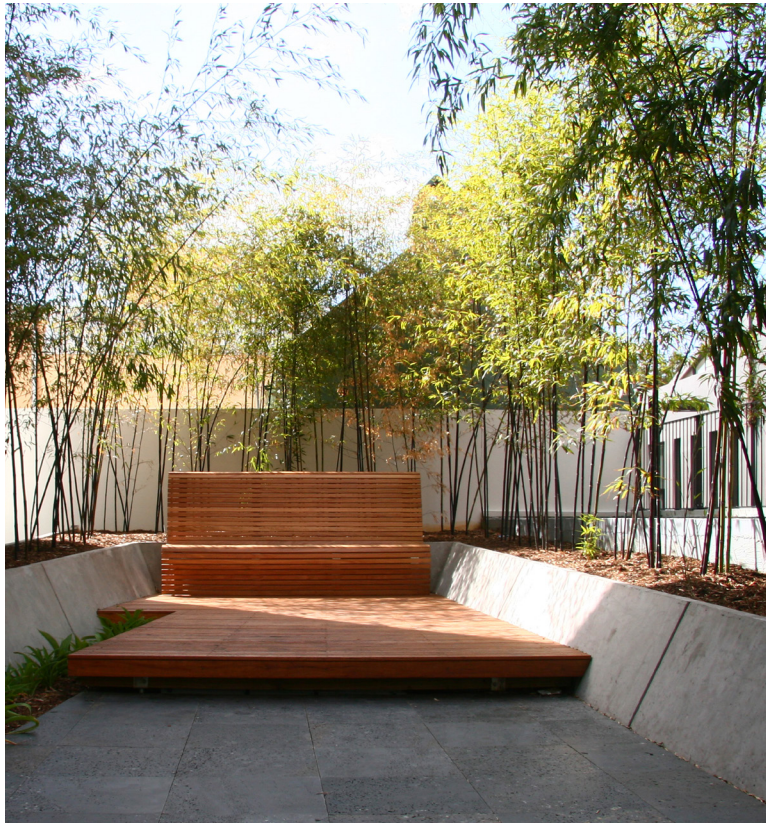
- 5 mass planting to screen along boundary + in front of the plant rooms
- 6 awning above by architect - shown dashed awning to protect terrace from building down draft
- 7 plant room by LCI consultants

note :
areas of 800mm soil depth allowing for 9m3 per tree indicated with pink dash and hatch. all other areas to allow for typically 600mm, 300mm min soil depth as per ADG requirements

4.4 level 06 - preliminary materials + precedents



green outlook, trees on grade
Tahari Courtyard, Michael Van Valkenburgh



meditative space retrieve from internal pool + gym
private courtyard, aspect studios



internal and external work as one space + remain flexible
Paramount Recreation Club, right angle studio

4.5 level 06 - preliminary planting selection - external is south facing, windy and in full shade / internal is north facing, low light, windy, part sun

tree planting



mass planting



5.0 level 35 - concept

A roof top lounge and communal dining room overlooks the city skyline at level 35. It is a spectacular elevation. An outdoor dining terrace adjoining this room allows for larger gatherings to spill out to the terrace as formal dining, cocktails or parties. The terrace a bookable space like the indoor lounge. At other times this terrace allows impromptu use by residents dining, barbequing, or relaxing under a big sky.

Here a large awning moderates the wind and improves comfort levels at this elevation.

To the south an outdoor lounge forms a companion space to the dining terrace, with separate access allowing independent use when the outdoor dining area is in private mode.

Day beds and long seats distinguishing the lounge from the outdoor dining room where a long table allows for group dining and a series of curved concrete seats and tables- reminiscent of the seating in the level 02 balcony- scallop the planting bed. The arrhythmic form and scale of the seats responds to the building elevation offering seating arrangements that allow both close couplings and intimate groupings.

It is a simple materials palette with a sense of substance and longevity.

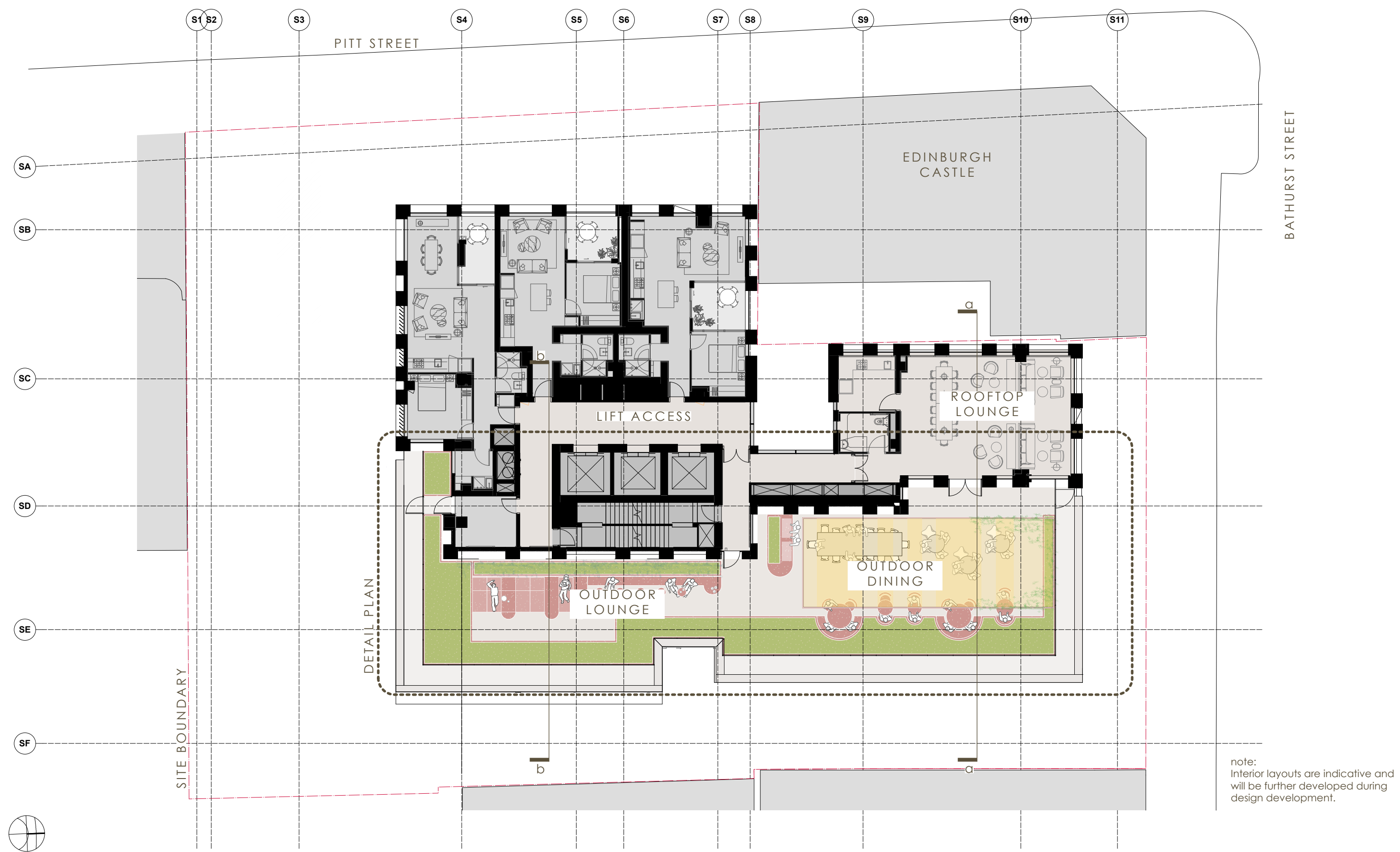
The roof planting forms a green balustrade and perimeter garden, with species suited to this elevation and exposure. The dependable Red Agave, Heperaloe parviflora, and the Coastal Tussock Grass, Poa poiformis, a striking pairing. A glazed balustrade along the perimeter of the roof assists in wind control while ensuring fall height compliance. Set on the building perimeter the clear balustrade encroaches into the SSDA envelope, but does not encroach into Hyde Park solar plane. The balustrade placement ensures safe access for workers to maintain these gardens without the need for harnessing.

Raised planter beds allow for a variable soil depth of 300-550mm in accordance with the ADG. Planting will be irrigated.

Preliminary Materials Selections

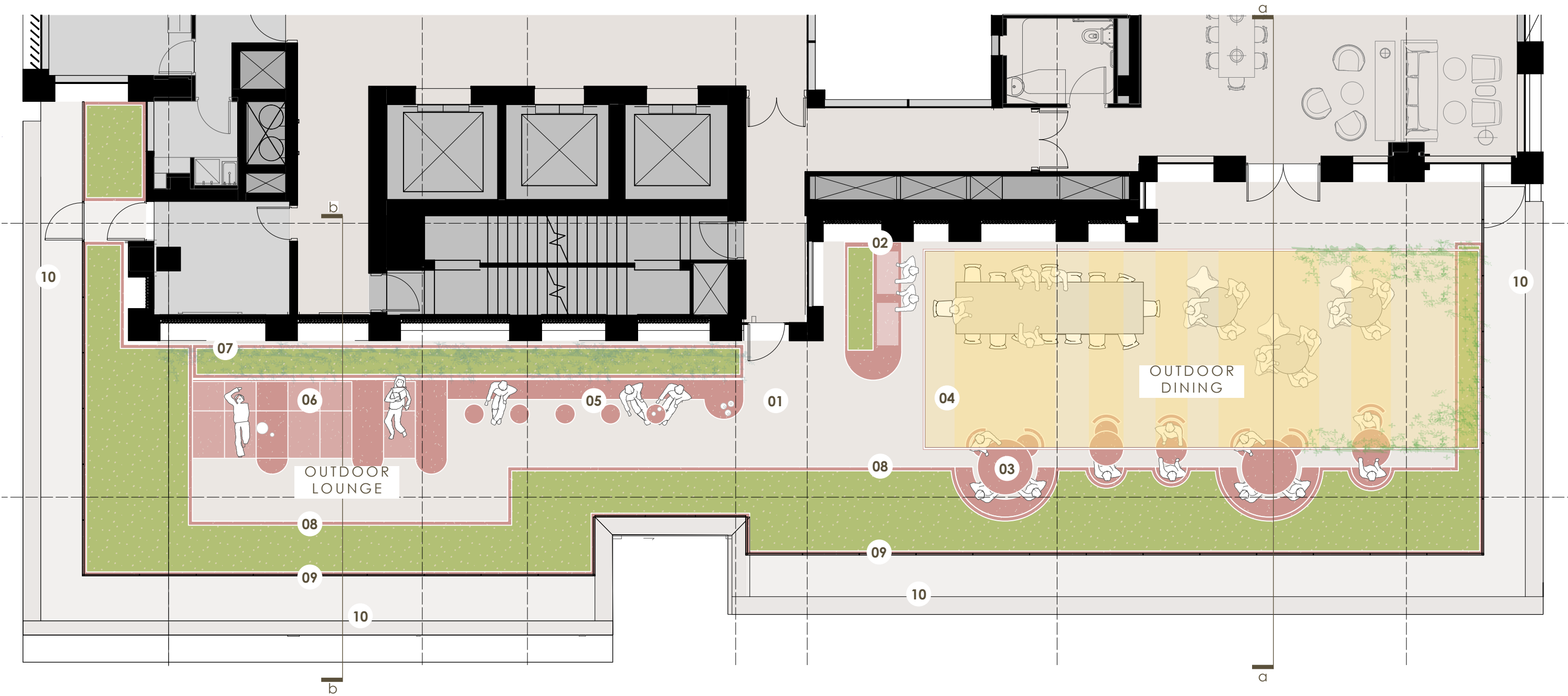
Paving- to be further developed during Design Development phase
Walls- to be further developed during Design Development phase
Furniture- tables, lounges, seats, barbeque- to be further developed during Design Development phase
Awning- to architect's detail
Planting- understorey- sun & drought tolerant grey foliage perennials with crimson, rose-mauve & white flowers to match the façade

5.1 level 35 - plan



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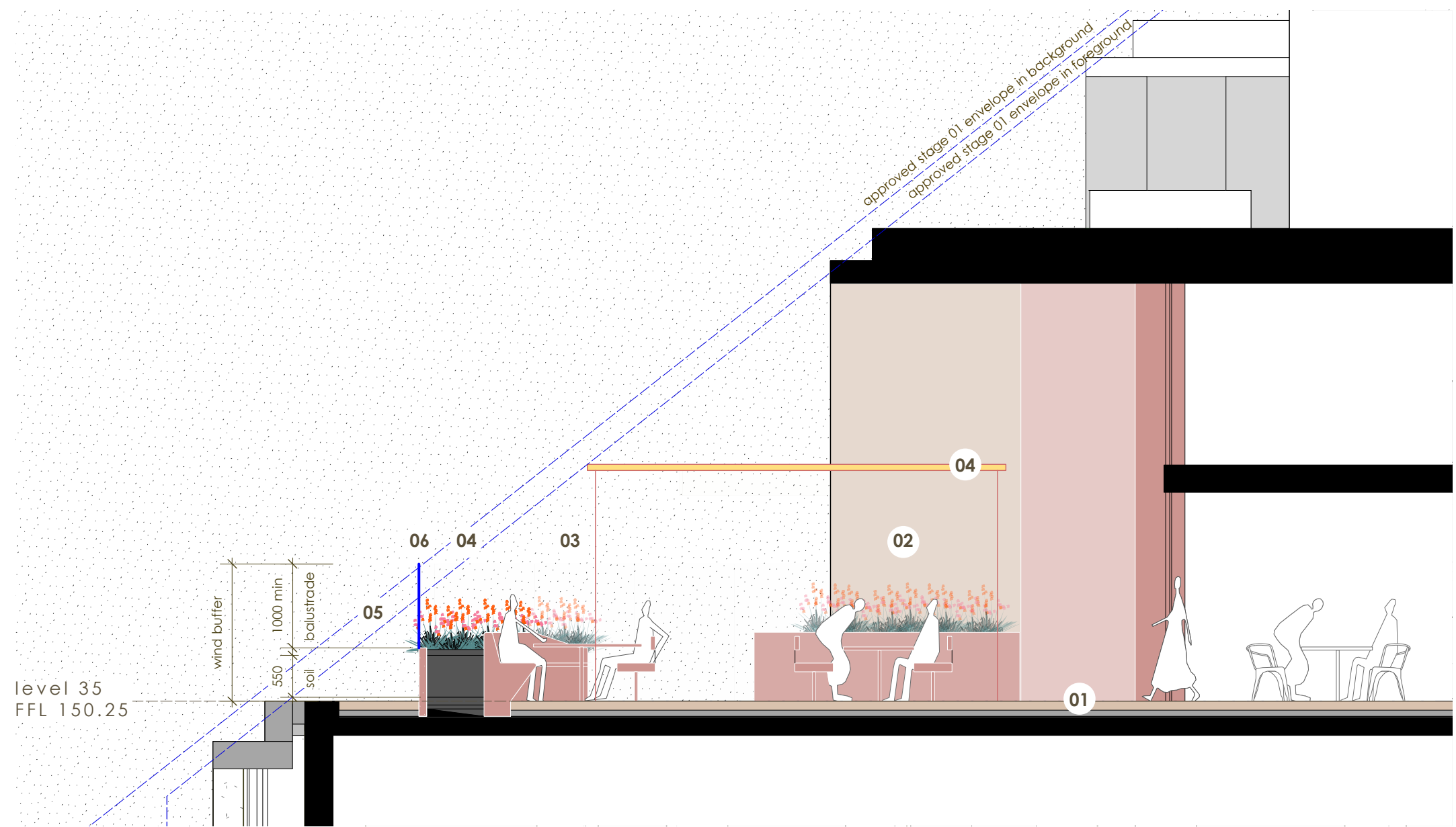
5.2 level 35 - detail plan



legend

- | | | | | |
|---|--|--|----------------------------|--|
| <p>1 paved residential terrace</p> <p>2 BBQ and planter</p> <p>3 outdoor dining booth seating + tables</p> <p>4 awning</p> <p>5 bench seating + tables take advantage of views toward hyde park</p> | <p>6 lounge chairs</p> <p>7 planter bed + wire trellis on columns</p> <p>8 consistent raised planter</p> | <p>9 balustrade edge for wind protection. balustrade marginally extends above the approved building SSDA envelope at the eastern edge of the terrace in order to ;</p> <ul style="list-style-type: none">- ease cleaning and maintenance- avoid conflict with planting- provide greater distance between people and balustrade+ increased terrace width | <p>10 maintenance zone</p> | <p>note :</p> <ul style="list-style-type: none">- soil depth varies 300-550mm as per ADG requirements- interior layouts are indicative and will be further developed during design development. |
|---|--|--|----------------------------|--|

5.3 level 35 - section a-a



section a-a

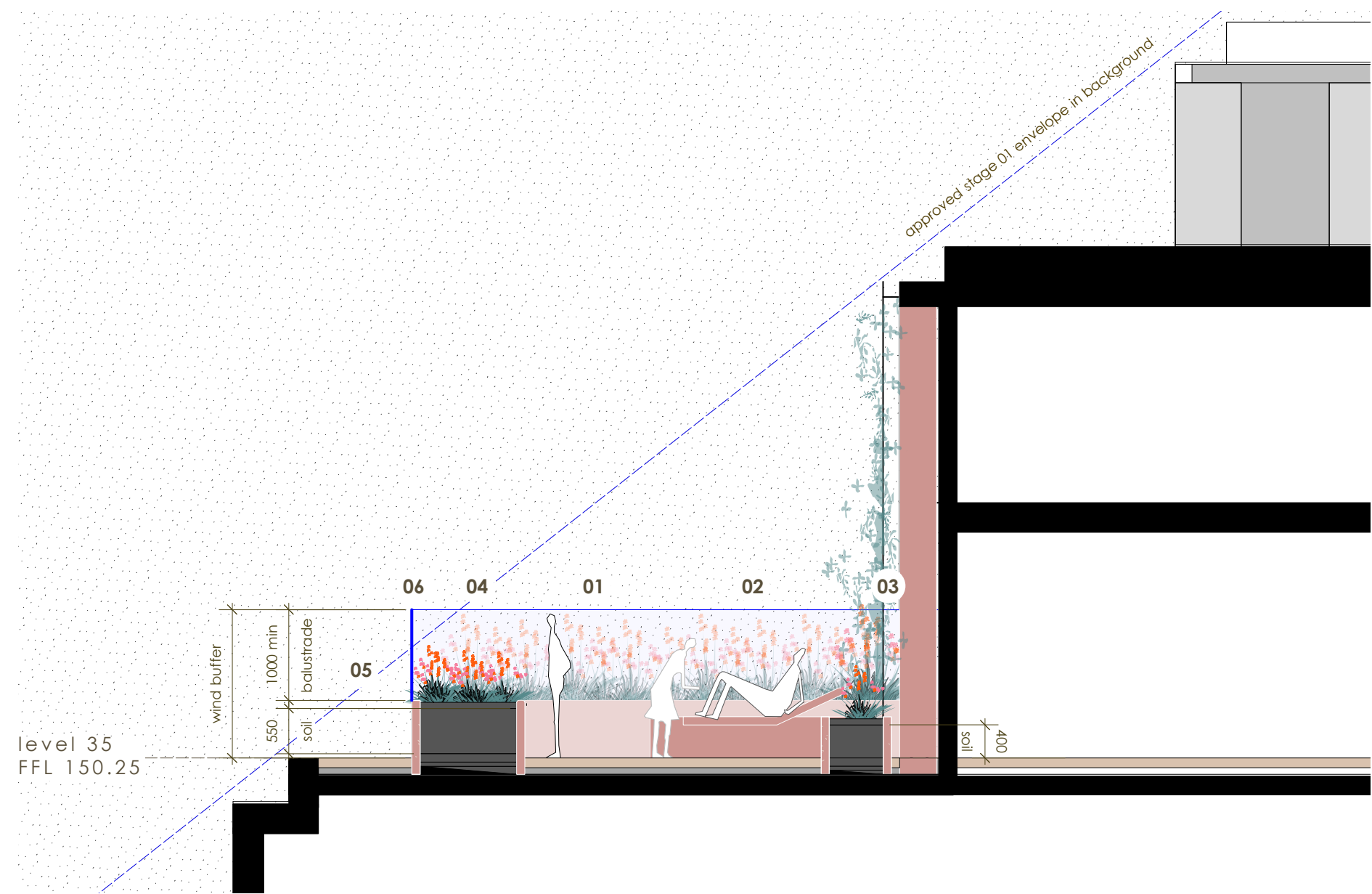
legend

- 1 paved residential terrace
- 2 BBQ and planter
- 3 outdoor dining booth seating + tables
- 4 consistent raised planter
- 5 maintenance zone

- 6 balustrade edge for wind protection. balustrade marginally extends above the approved building SSDA envelope at the eastern edge of the terrace in order to ;
 - ease cleaning and maintenance
 - avoid conflict with planting
 - provide greater distance between people and balustrade
 - + increased terrace width

note :
soil depth 550mm as per ADG requirements

5.3 level 35 - section b-b



section b-b

legend

- 1 paved residential terrace

2 lounge chairs

3 planter bed + wire trellis on columns

4 consistent raised planter

5 maintenance zone
- 6 balustrade edge for wind protection.

balustrade marginally extends above the approved building SSDA envelope at the eastern edge of the terrace in order to ;

- ease cleaning and maintenance

- avoid conflict with planting

- provide greater distance between people and balustrade

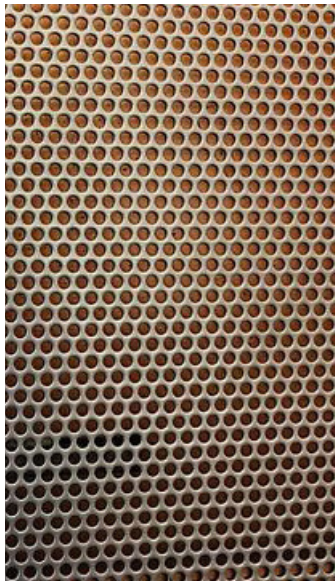
+ increased terrace width
- note :

soil depth varies 400-550mm as per ADG requirements

5.4 level 35 - preliminary materials + precedents



solid materials + warm hues to compliment facade



metal elements in furniture



raised planting, simple materials
LA's Topanga Canyon residence, Martin Rodriguez



mix of exotic and native planting
Annandale residence, sue barnsley design



mauve & red tones
YSL musee marrakech



open harbour
Silvalde Portugal



lounge seating and climbers
central park, oculus + aspect studios



cushioned lounge seating

5.5 level 35 - preliminary planting selection - windy, exposed, full sun

mass planting



Hesperaloe parviflora - Red yucca - 0.6-1.2m H - **exotic**



Poa paiformis - coastal tussock, 0.75-0.9m H - **native**



Bougainvillea mauve - Bougainvillea, 3-5m H, mauve flower, Spring/Autumn - Full sun / part shade - **exotic**



Hoya australis - Wax vine, 8-10m H, cream flower, Summer - Full sun / part shade - **native**



Epiphyllum hybrid - night flowering cactus - 3-5m H - **exotic**



Muehlenbeckia complexa - Maidenhair vine - 2.5-3m - green flowers in autumn - Full sun to full shade - **native**

